144.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,700 / 774,700
					USE VALUE:	774,700 / 774,700
					ASSESSED:	774,700 / 774,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIAMOND MARK/ETAL
Owner 2:	NOTMAN LAURA
Owner 3:	
Street 1:	15 LONGFELLOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROUTENBERG GARY L--ETAL -
Owner 2:	ROUTENBERG MARYANNE -
Street 1:	15 LONGFELLOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,135 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1458 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5135.000	315,500		459,200	774,700
Total Card	0.118	315,500		459,200	774,700
Total Parcel	0.118	315,500		459,200	774,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.34 | /Parcel: 531.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	94356
GIS Ref	
GIS Ref	
Insp Date	02/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,500	0	5,135.	459,200	774,700	774,700	Year End Roll	12/18/2019
2019	101	FV	242,700	0	5,135.	430,500	673,200	673,200	Year End Roll	1/3/2019
2018	101	FV	242,700	0	5,135.	355,900	598,600	598,600	Year End Roll	12/20/2017
2017	101	FV	242,700	0	5,135.	327,200	569,900	569,900	Year End Roll	1/3/2017
2016	101	FV	242,700	0	5,135.	298,500	541,200	541,200	Year End	1/4/2016
2015	101	FV	237,000	0	5,135.	292,800	529,800	529,800	Year End Roll	12/11/2014
2014	101	FV	237,000	0	5,135.	272,100	509,100	509,100	Year End Roll	12/16/2013
2013	101	FV	237,000	0	5,135.	258,900	495,900	495,900		12/13/2012

!11264!

PRINT

Date	Time
12/11/20	01:27:14

LAST REV

Date	Time
03/06/18	10:08:06
ekelly	
11264	

USER DEFINED

Prior Id # 1:	94356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROUTENBERG GARY	32330-511		3/5/2001		392,000	No	No		
	15452-288		2/1/1984		87,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2017	1445	Redo Bas	31,500	C				
9/11/2014	1178	Wood Dec	14,000		9/11/2014			Demo and rebuild e
12/20/2011	1866	New Wind	16,000					10 replacement win
3/26/2001	169	Add Bath	22,000	C				ADD 1/2 BATH-REMOD

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	163	PATRIOT
5/12/2001	MLS	MM	Mary M
4/11/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5135		Sq. Ft.	Site		0	80.	1.12	9									459,242						459,200	

Total AC/HA:	0.11788	Total SF/SM:	5135	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	459,242	Spl Credit		Total:	459,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387555
Depreciation:	72085
Depreciated Total:	315470

COMMENTS

SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

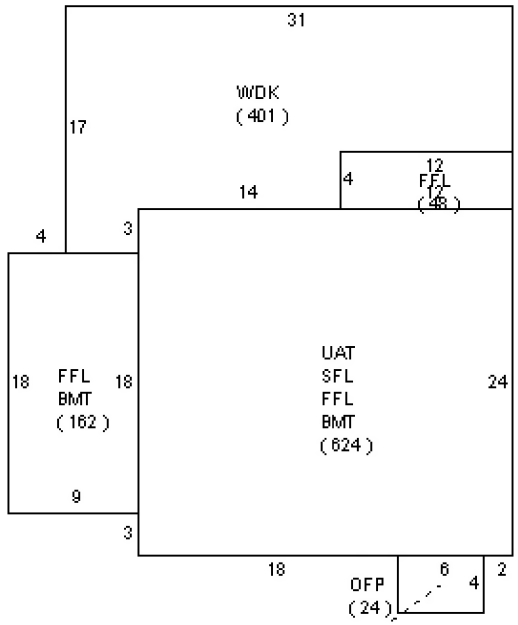
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	111.68
Final Total:	315500	Val/Su SzAd	216.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	834	165.380	137,923
BMT	Basement	786	49.610	38,996
SFL	Second Floor	624	165.380	103,194
WDK	Deck	401	8.320	3,338
UAT	Upper Attic	156	66.150	10,319
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,825			Total:	294,805
Size Ad	1458	Gross Are	3293	FinArea	1458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	